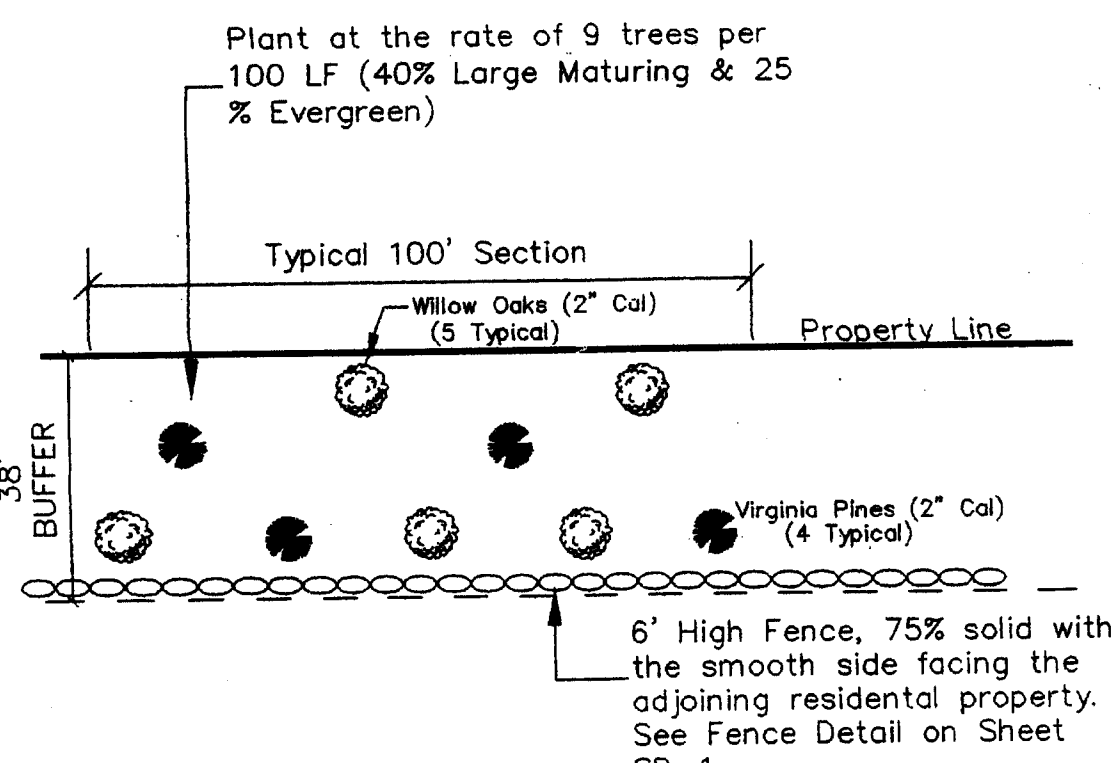
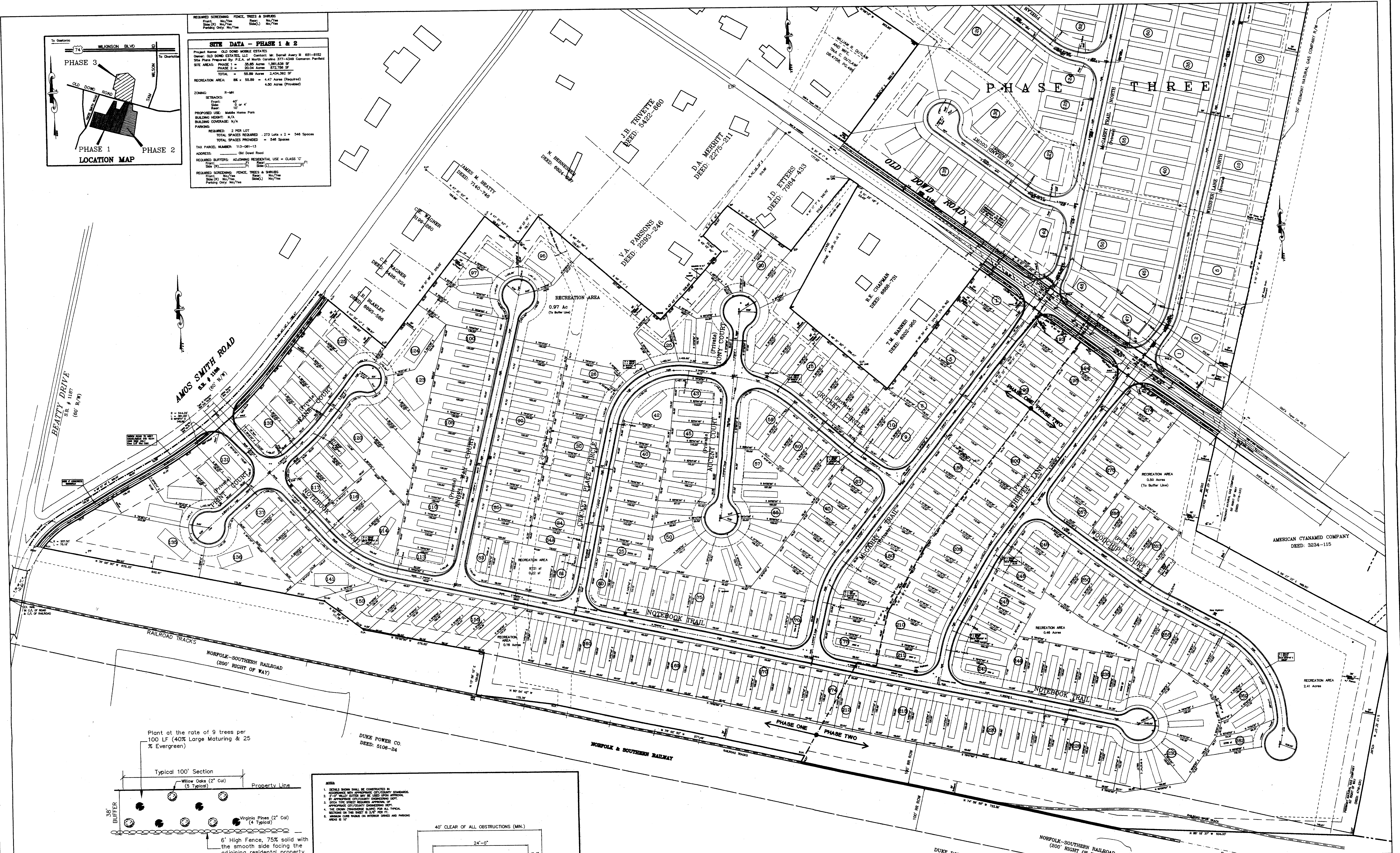
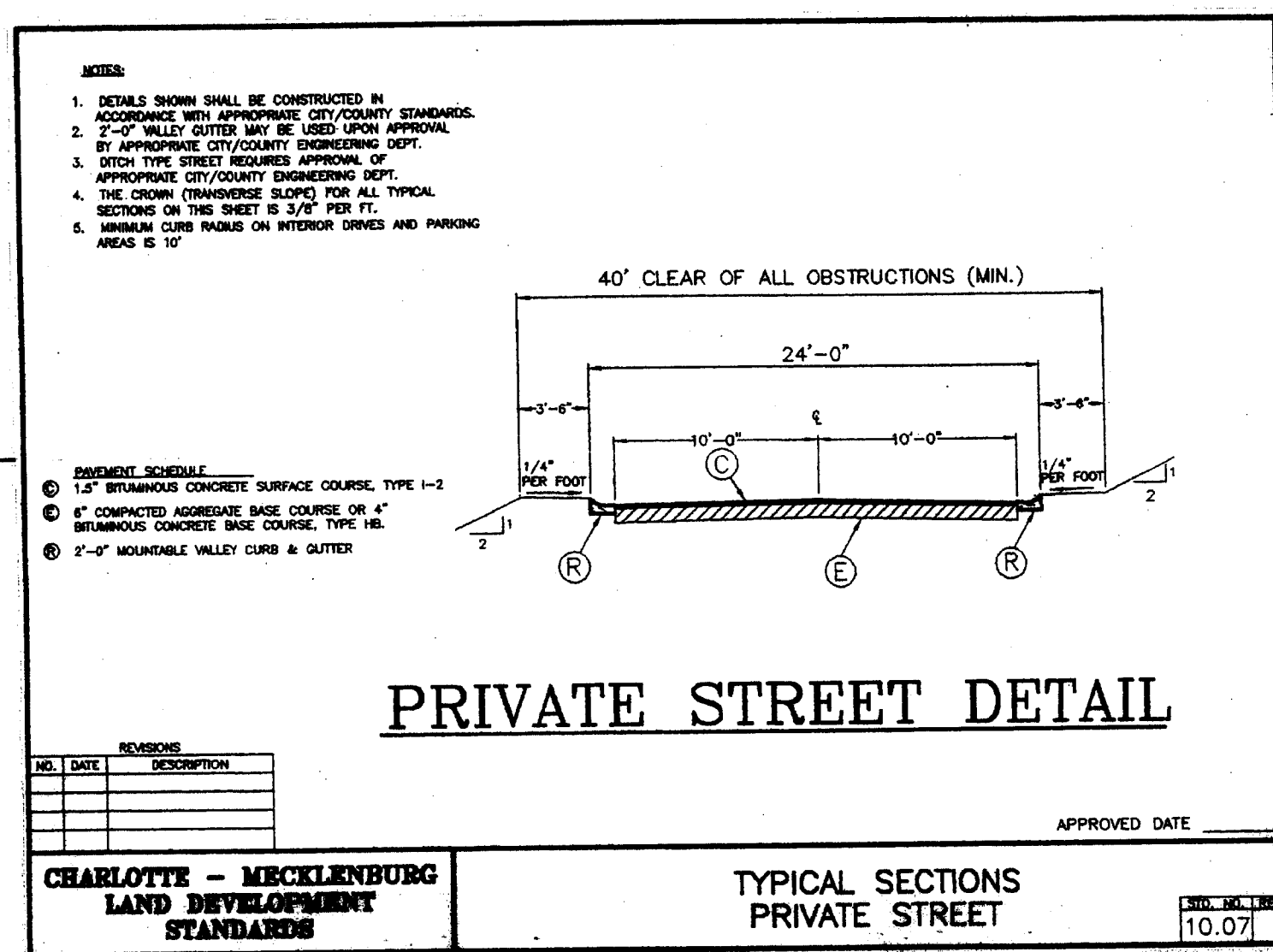


REQUIRED SCREENING: FENCE, TREES & SHRUBS			
From:	No/Yes	From:	No/Yes
Side:	No/Yes	Side:	No/Yes
Front:	No/Yes	Front:	No/Yes
REQUIRED SCREENING: FENCE, TREES & SHRUBS			
From:	No/Yes	From:	No/Yes
Side:	No/Yes	Side:	No/Yes
Front:	No/Yes	Front:	No/Yes
Planting Only:	No/Yes	Planting Only:	No/Yes
SITE DATA - PHASE 1 & 2			
Project Name: OLD DOWD MOBILE ESTATES			
Owner: OLD DOWD ESTATES, LLC. Contact: Mr. Daniel Avery II 651-6152			
Site Plans Prepared By: P.E.A. of North Carolina 377-4349 Cameron Parkland			
SITE AREA: PHASE 1 = 26.88 Acres 1,264,838 SF			
PHASE 2 = 20.04 Acres 872,768 SF			
TOTAL = 46.92 Acres 2,137,606 SF			
RECREATION AREA: 88 x 55.88 = 4.87 Acres (Required)			
4.90 Acres (Provided)			
ZONING: R-MH			
SETBACKS:			
Front:	40'	Side:	10' or 4'
Back:	10'	Back:	10'
PROPOSED USE: Mobile Home Park			
BUILDING HEIGHT: N/A			
BUILDING COVERAGE: N/A			
PARKING:			
REQUIRED:	2 PER LOT	TOTAL SPACES REQUIRED:	273 Lots x 2 = 546 Spaces
TOTAL SPACES PROVIDED:			546 Spaces
TAX PARCEL NUMBER: 113-081-13			
ADDRESS: Old Dowd Road			
REQUIRED BUFFERS: ADJOINING RESIDENTIAL USE = CLASS 'C'			
From:	No/Yes	From:	No/Yes
Side:	No/Yes	Side:	No/Yes
Front:	No/Yes	Front:	No/Yes
Planting Only:	No/Yes	Planting Only:	No/Yes



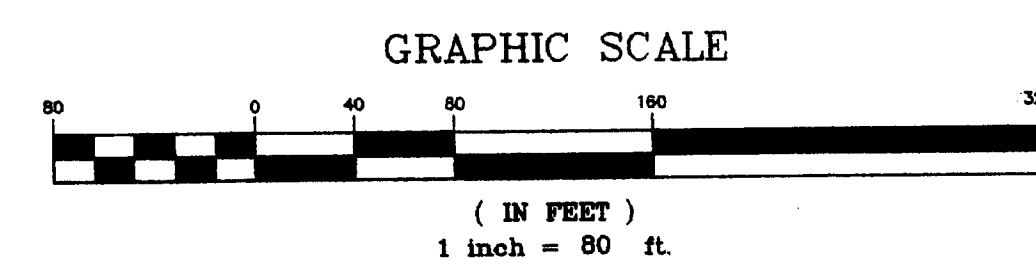
TYPICAL 38' CLASS 'C' BUFFER



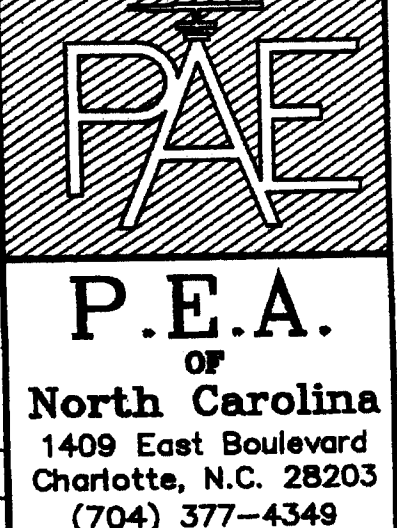
PRIVATE STREET DETAIL

EXISTING CONDITIONS

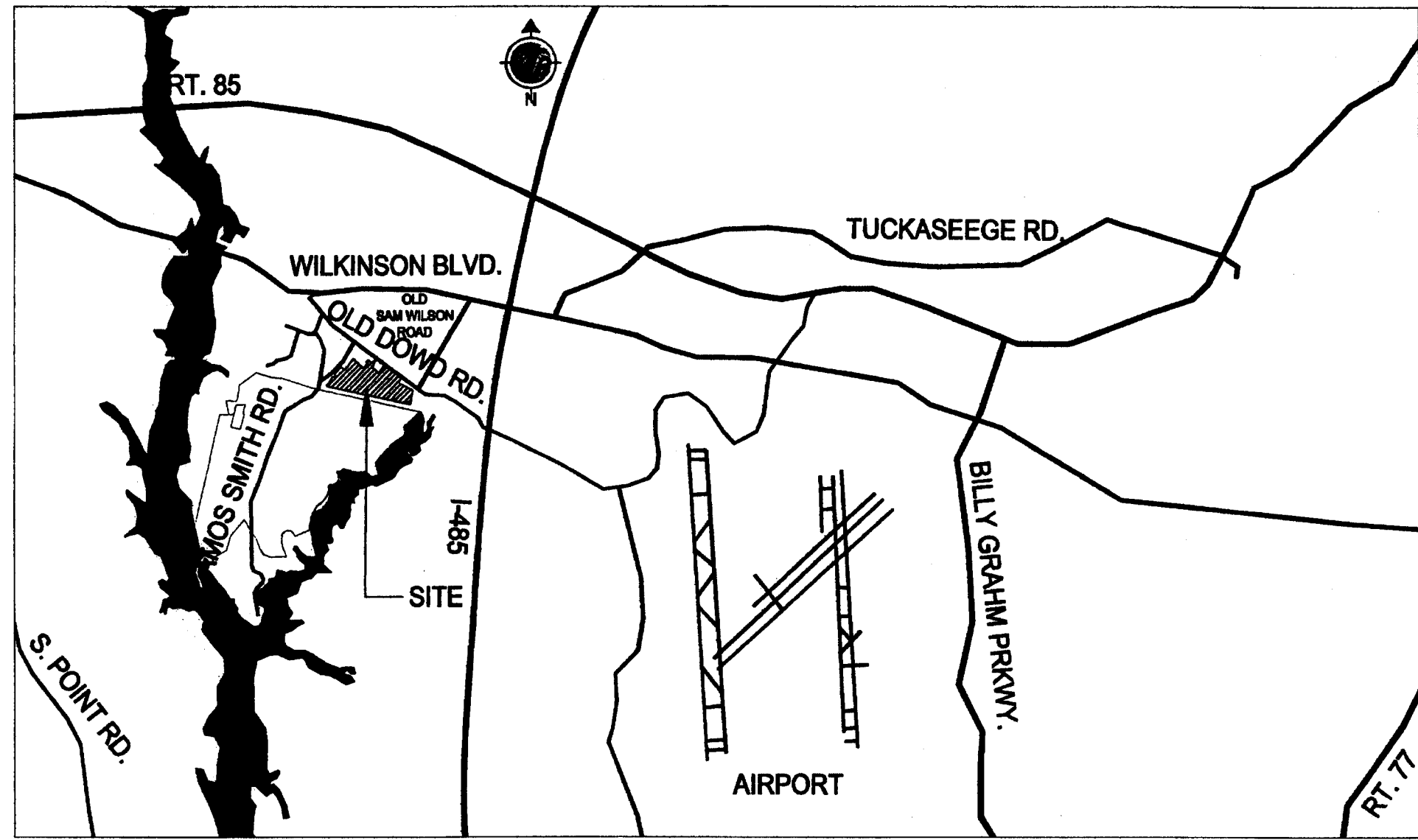
FOR REFERENCE ONLY
FOR PUBLIC HEARING
PETITION NO. 2007-050



3. CP	Revise Lots at West End to Double Width	5/19/98
2. CP	Widen Street Entrances per NDOT	5/21/98
1. CP	Widen Old Dowd Road	7-24-98
No. By Ch.	Description	Date
Revisions		
OLD DOWD ESTATES, LLC		
P.O. BOX 472888		
CHARLOTTE, N.C. 28216 (704) 651-6152		
SITE PLAN		
OLD DOWD MOBILE ESTATES		
OLD DOWD ROAD		
MECKLENBURG COUNTY N.C.		
DES. C.W.P.	SCALE 1" = 80'	JOB NO. 96040
DN. C.P.	CK. C.W.P.	DATE 5-19-98 DWG. NO. SW-1



\\V1732\active\17320054\173200540\Design\Working\03-200\Growth\REZONING-MOBILE-2.dwg
07/20/2007 9:16:24 AM KIBT1 JCS/CA



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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

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Legend

--- PARCEL BOUNDARY

Notes

SITE DATA:

PARCEL ID: 11 306 113A, 11 306 113B, 11 306 113C, 11 306 113D, 11 306 113E, 11 306 113F, 11 306 113G, 11 306 113H, 11 306 113I, 11 306 113J, 11 306 113K, 11 306 113L, 11 306 113M, 11 306 113N, 11 306 113P, 11 306 113Q, 11 306 113R, 11 306 113S, 11 306 113T, 11 306 113U, 11 306 113V, 11 306 113W, 11 306 113X, 11 306 113Y, 11 306 113Z, 11 306 113AA, 11 306 113AB, 11 306 113AC, 11 306 113AD, 11 306 113AE, 11 306 113AF, 11 306 113AG, 11 306 113AH, 11 306 113AI, 11 306 113AJ, 11 306 113AK, 11 306 113AL, 11 306 113AM, 11 306 113AN, 11 306 113AO, 11 306 113AP, 11 306 113AQ, 11 306 113AR, 11 306 113AS, 11 306 113AT, 11 306 113AU, 11 306 113AV, 11 306 113AW, 11 306 113AX, 11 306 113AY, 11 306 113AZ, 11 306 113BA, 11 306 113BB, 11 306 113BC, 11 306 113BD, 11 306 113BE, 11 306 113BF, 11 306 113BG, 11 306 113BH, 11 306 113BI, 11 306 113BJ, 11 306 113BK, 11 306 113BL, 11 306 113BM, 11 306 113BN, 11 306 113BO, 11 306 113BP, 11 306 113BQ, 11 306 113BR, 11 306 113BS, 11 306 113BT, 11 306 113BU, 11 306 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LOWER LAKE WYLIE WATERSHED OVERLAY CRITICAL AREA

SITE DENSITY PROVIDED 4.33 D.U./AC

BUILT UPON AREA (% B.U.): 50.00% (HIGH DENSITY PERMIT REQUIRED)

NUMBER OF SINGLE FAMILY HOMES: 228

SINGLE FAMILY UNITS PROPOSED:
40
50
TOTAL
90

MINIMUM STANDARDS:
MIN FRONT SETBACK: 20'
MIN REAR YARD INTERNAL: 10'
MIN REAR YARD EXTERNAL: 30'
MIN SIDE: 30'
MIN LOT WIDTH: 40' & 50'
MIN LOT WIDTH AREA: 3,500 sq ft
MAX BUILDING HEIGHT: 40'
MIN BUILDING SEPARATION: 6'

PROPERTY BOUNDARIES, RIGHTS OF WAY, TOPOGRAPHIC INFORMATION, ETC., OBTAINED FROM MECKLENBURG COUNTY GIS DATA AND OTHER SOURCES. NO FIELD SURVEYS OR VERIFICATION OF THE DATA HAS BEEN PERFORMED, AND ITS ACCURACY SHOULD NOT BE RELIED UPON FOR FINAL DESIGN PURPOSES.

THIS PLAN NOT FOR RECORDATION, CONVEYANCES OR SALES.

PER PLANNING STAFF	RD	RD	07.03.19
PER PLANNING STAFF	FKM	RD	07.03.06
Revision	By	Appd.	YY.MM.DD

File Name: REZONING-MOBILE DCY RD RD 07.03.06
Dwn. Chgd. Dsgn. YY.MM.DD

Permit Seal

FOR PUBLIC HEARING

PETITION NO. 2007-050

Client/Project
PROVIDENT DEVELOPMENT GROUP, INC.
6707 FAIRVIEW ROAD, SUITE B
CHARLOTTE, NC 28210
(704) 367-0167
Charlotte NC U.S.A.

Title
GATEWAY/MINEYARDS
CONCEPTUAL LAYOUT PLAN
PETITION No. 2007-050

Project No.
173200741

Scale
0 100' 150' 200'

Drawing No.
P3

Sheet
3 of 4

Revision
1

